

Comparison of Complementary Strategies
 from "The Untapped Potential of Land Bank/Land Trust Partnerships"
 by John Emmeus Davis (2012)

	Municipal Land Bank	Community Land Trust
Program focus	Short-term ownership of vacant and blighted lands; remediation of contaminants, derelict structures, and title defects; and conveyance to private owners for reuse and redevelopment.	Long-term stewardship of lands and buildings after remediation and redevelopment, preserving affordability, promoting sound maintenance, and preventing foreclosure.
Corporate status	Public agency or quasi-public municipal corporation. Acquisition, remediation, and disposition of lands may be an internal program of an existing city department or agency or assigned to a newly chartered special purpose "land bank authority."	Private, not-for-profit corporation. Stewardship of lands and buildings may be an internal program of an existing community development corporation (CDC) or it may be assigned to a newly incorporated "community land trust" (CLT).
Composition & selection of board	Board composed entirely of political appointees. A few seats may be reserved for community reps, but the entire board is typically appointed by the mayor, city council, or county commission.	The "classic" CLT has a tripartite board made up of leaseholders, community representatives, and public representatives, with a majority of seats elected by neighborhood residents.
Land acquisition	Purchase on open market; receipt of "surplus" public property; and receipt of tax-foreclosed property.	Purchase on open market; private land donations; bargain sales; receipt of "surplus" public property from a city agency or land bank authority.
Exemption from property taxes	Yes, during those years when a property is held by the land bank.	No, but taxes may be lowered by use and resale restrictions on the property.
Duration of land ownership	Title to lands (and any buildings) is typically held for a short period of time: 3-5 years.	Land is held in nonprofit ownership forever. Buildings are sold to private owners with permanent restrictions on use and resale.
Disposition of properties	Lands and buildings are sold to private owners after the land bank has cleared title and completed site remediation. Although often sold for the highest price the market will bear, most land banks have the option of disposing of lands at a discounted price to support community projects.	Buildings are sold to private owners at an affordable price. Title to the underlying land is retained by the CLT. Lands are leased for an affordable fee to owners of buildings, using a ground lease that is long-term, inheritable, and mortgage-able.
Recycling of public investment	Subsidy recapture. Subsidies that are invested in acquiring and remediating lands are claimed by the land bank on the sale of the property.	Subsidy retention. Subsidies that are invested in acquiring and developing lands are locked into the property, lowering the price for future homebuyers (or other occupants).
Long-term affordability of land & buildings	No. Land banks typically impose no lasting affordability restrictions on lands and buildings that are removed from the land bank's inventory and sold on the open market.	Yes. The CLT retains an option to repurchase homes (and other buildings) whenever their owners decide to sell, paying a formula-determined price that keeps homes affordable.
Long-term responsibility for buildings & owners	No. A public land bank typically imposes no conditions on the upkeep of buildings sold out of the land bank's inventory. Nor does it intervene, should the owners of these buildings later face foreclosure.	Yes. A CLT has a durable right (via the ground lease) to require leaseholders to keep their buildings in good repair. A CLT may intervene in cases of mortgage default to prevent foreclosure.